

REVISIONS  
9-30-85  
11-1-85

**Consulting Engineers Inc.**  
11025 IH 10 WEST, SUITE 204  
SAN ANTONIO, TEXAS 78230  
512/687-0222

**S.E.D.A.**

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNERS • SURVEYORS

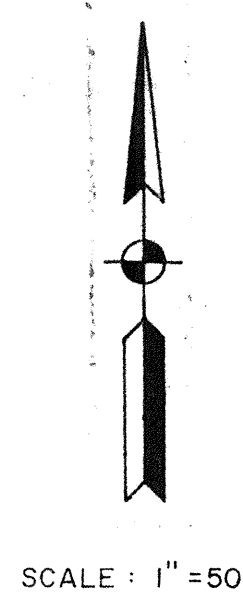
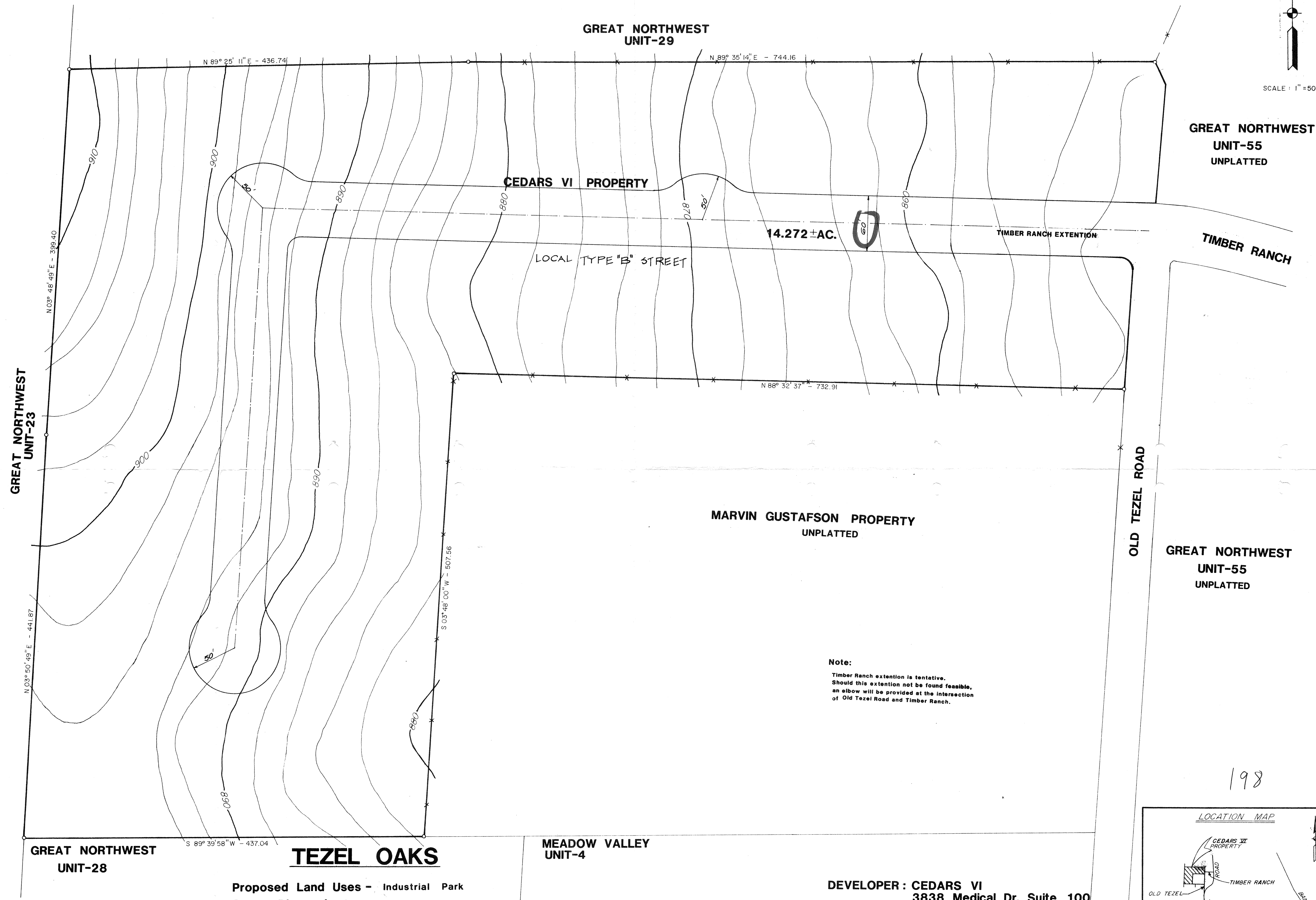
Priliminary Overall Area Development  
**TEZEL OAKS**

Proposed Land Uses - Multi-Family Residential.  
Sewer Disposal - City of San Antonio.  
Water Supply - City Water Board.  
Electric - City Public Service.

DEVELOPER: CEDARS VI  
3838 Medical Dr. Suite 100  
San Antonio, Texas 78219

198

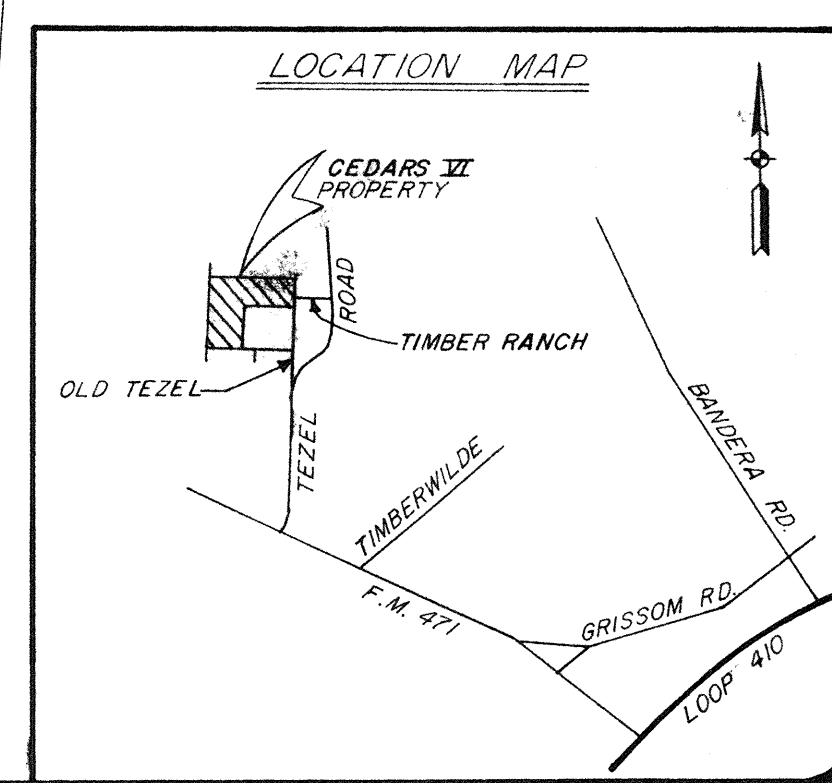
JOB NO. 84011-00  
DATE 8/15/85  
DRAWN BY A.N.A.  
CHECKED BY S.E.D.  
SHEET \_\_\_\_ OF \_\_\_\_



**Note:**  
Timber Ranch extension is tentative.  
Should this extension not be found feasible,  
an elbow will be provided at the intersection  
of Old Tezel Road and Timber Ranch.

**Proposed Land Uses - Industrial Park**  
**Sewer Disposal - City of San Antonio.**  
**Water Supply - City Water Board.**  
**Electric - City Public Service.**

**DEVELOPER: CEDARS VI**  
**3838 Medical Dr. Suite 100**  
**San Antonio, Texas 78219**



REVISIONS

9-30-85

11-1-85

Consulting Engineers Inc.

11825 IH 10 WEST, SUITE 204

SAN ANTONIO, TEXAS 78230

512/697-0222

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNERS • SURVEYORS

**Primary Overall Area Development**

**TEZEL OAKS**

**INDUSTRIAL PARK**

JOB NO. 84011-00

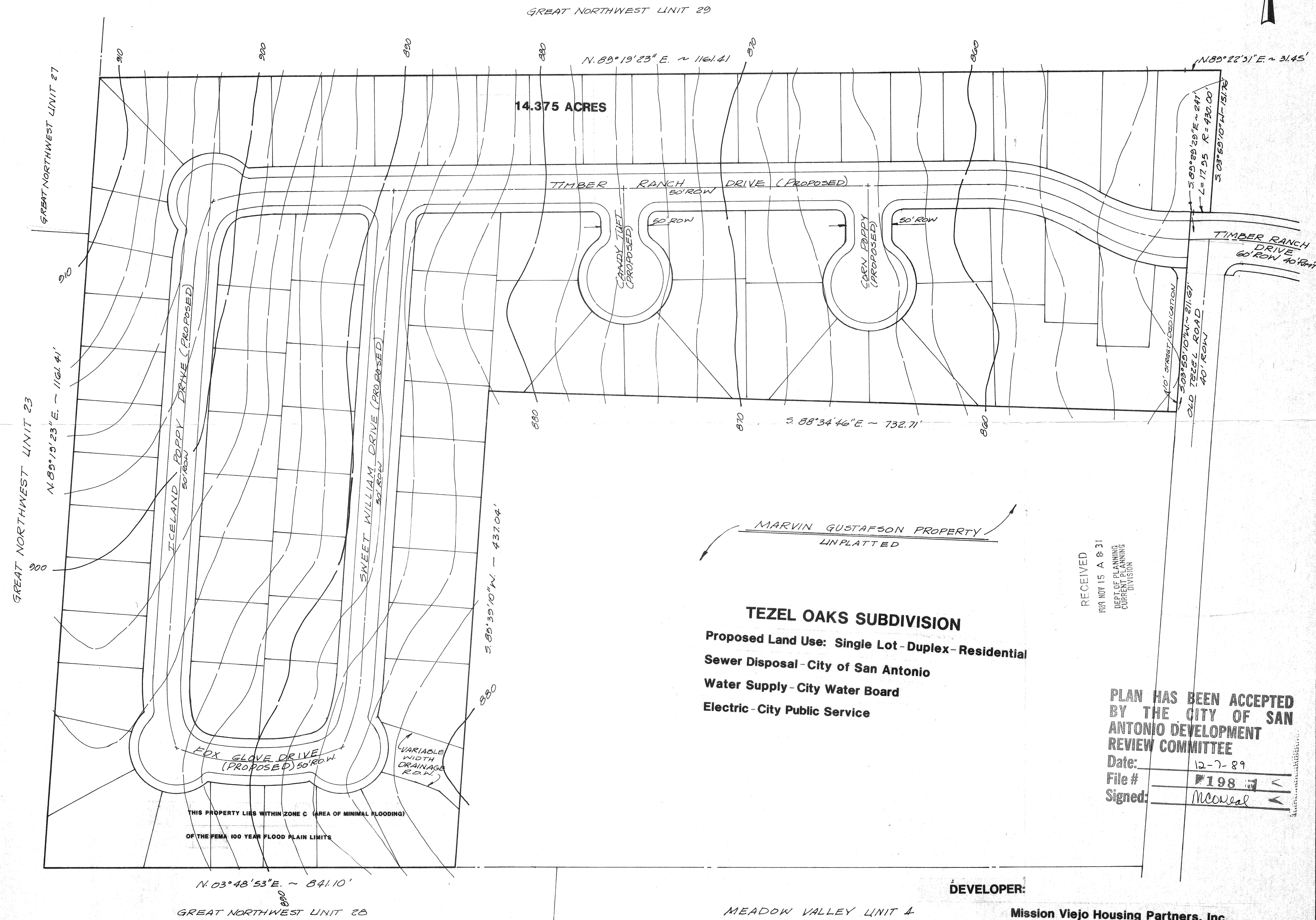
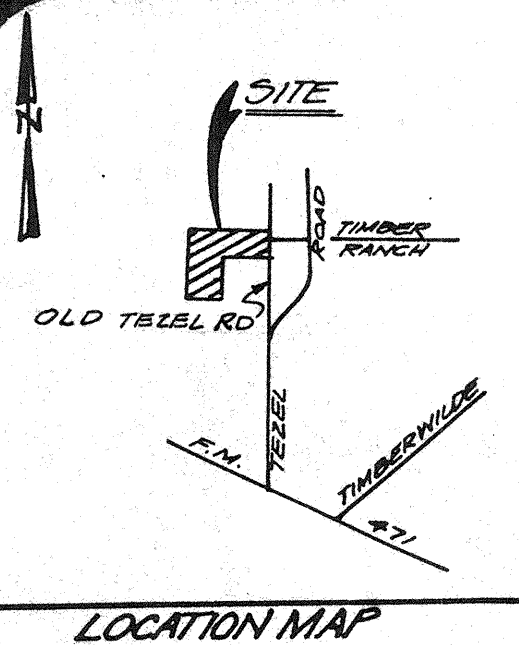
DATE 8/15/85

DRAWN BY A.N.A.

CHECKED BY S.E.D.

SHEET \_\_\_\_ OF \_\_\_\_





MARVIN GUSTAFSON PROPERTY  
UNPLATTED

**TEZEL OAKS SUBDIVISION**  
Proposed Land Use: Single Lot - Duplex - Residential  
Sewer Disposal - City of San Antonio  
Water Supply - City Water Board  
Electric - City Public Service

RECEIVED  
NOV 15 A 8 31  
DEPT OF PLANNING  
CITY OF SAN ANTONIO

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 12-7-89  
File # 198  
Signed: McNeal

DEVELOPER:  
Mission Viejo Housing Partners, Inc.  
2161 N.W. Military Suite No. 414  
San Antonio, Texas 78213

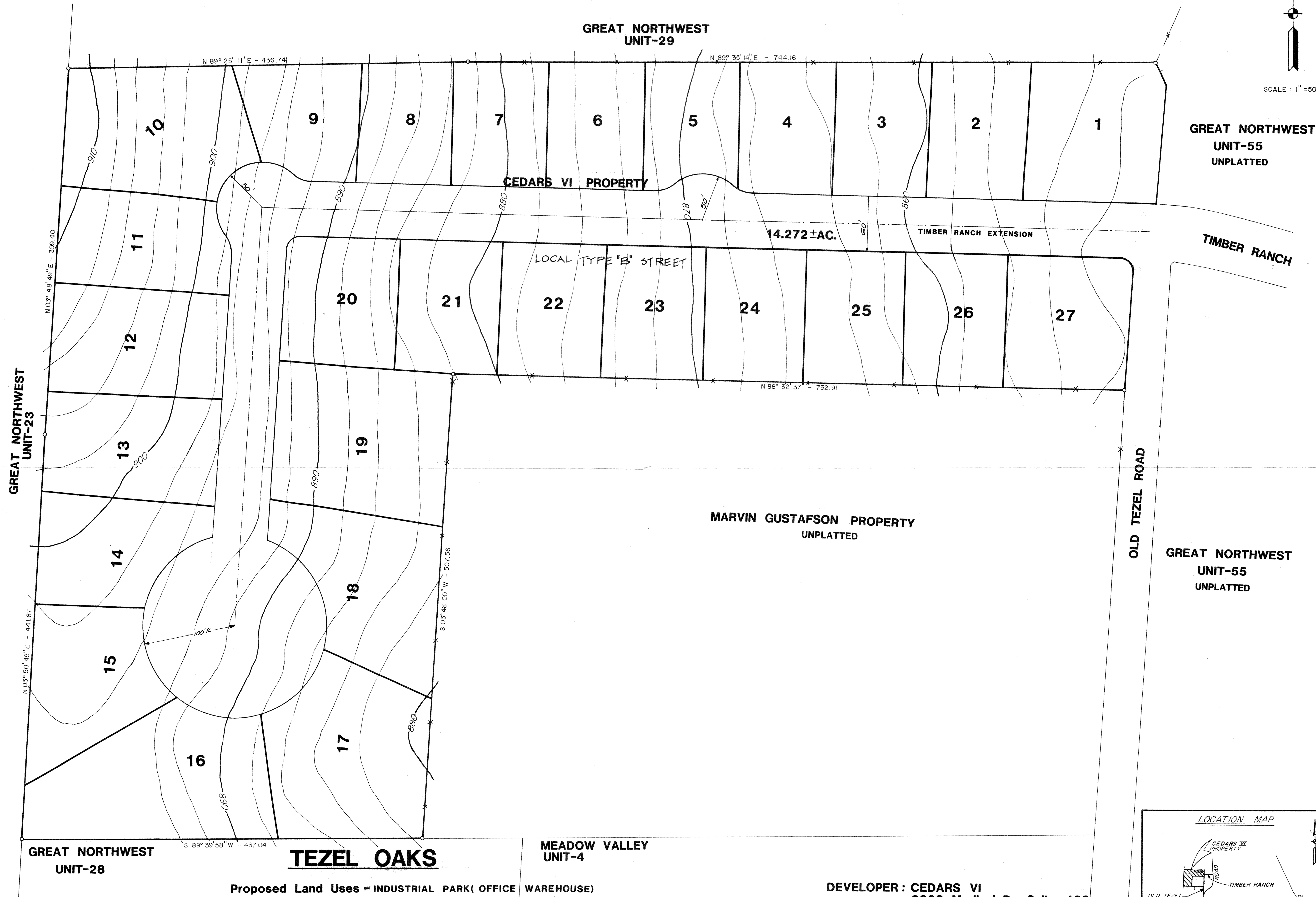
**TEZEL OAKS SUBDIVISION**  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(POADP NO. 198)

REVISIONS  
NOV. 13, 1989

**SCE**  
Seda Consulting Engineers, Inc.  
15502 Babcock Road  
San Antonio, Texas 78255  
CIVIL & ENVIRONMENTAL SURVEYORS



AF 3013BC



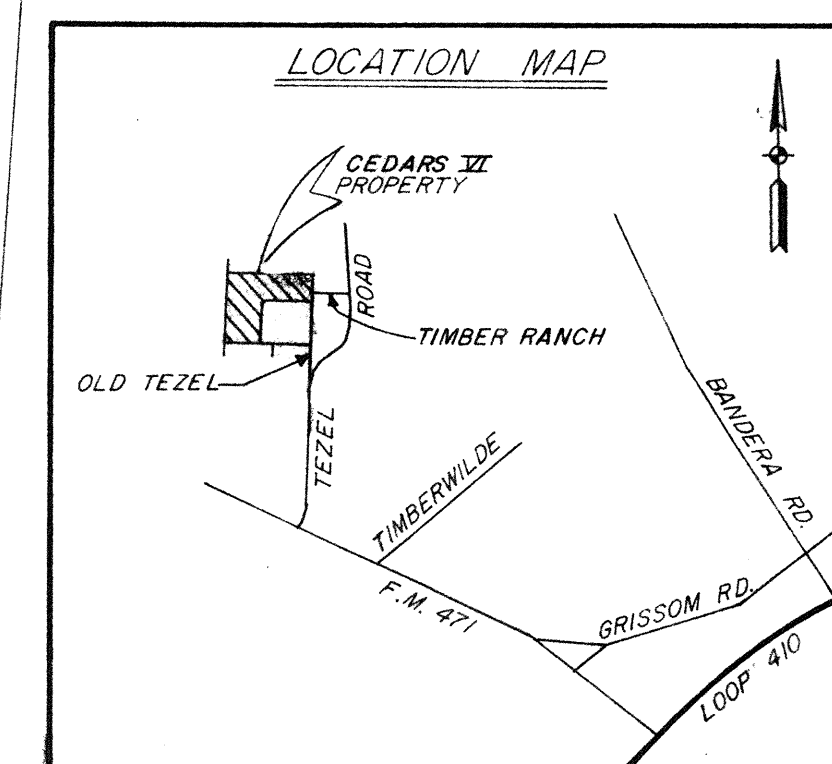
GREAT NORTHWEST  
UNIT-28

## TEZEL OAKS

Proposed Land Uses - INDUSTRIAL PARK (OFFICE WAREHOUSE)  
Sewer Disposal - City of San Antonio.  
Water Supply - City Water Board.  
Electric - City Public Service.

MEADOW VALLEY  
UNIT-4

DEVELOPER: CEDARS VI  
3838 Medical Dr. Suite 100  
San Antonio, Texas 78219



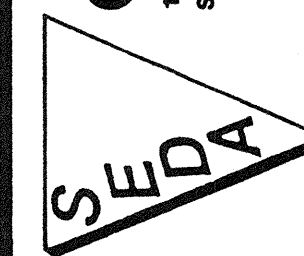
GREAT NORTHWEST  
UNIT-55  
UNPLATTED

GREAT NORTHWEST  
UNIT-55  
UNPLATTED

Priliminary Overall Area Development  
**TEZEL OAKS**  
INDUSTRIAL PARK (OFFICE WAREHOUSE)

Consulting Engineers Inc.  
11825 IH 10 WEST, SUITE 204  
SAN ANTONIO, TEXAS 78230  
512/697-0222  
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNERS • SURVEYORS

REVISIONS  
9-30-85  
11-1-85  
7-29-86



JOB NO. 84011-00  
DATE 8/15/85  
DRAWN BY A.N.A.  
CHECKED BY S.E.D.  
SHEET OF



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-10-60-64  
(To be assigned by the Planning Dept.)

TEZEL OAKS  
P.O.A.D.P. NAME

CEDARS II  
NAME OF DEVELOPER/SUBDIVIDER

3838 MEDICAL DR.  
ADDRESS SUITE 100

PHONE NO.

SEDA CONSULTING ENGS INC.  
NAME OF CONSULTANT

11825 I.H. 10 WEST  
ADDRESS SUITE 204  
78270

697-0222  
PHONE NO.

GENERAL LOCATION OF SITE WEST OF THE INTERSECTION OF  
TIMBER RANCH & OLD TEZEL RD.

EXISTING ZONING (If Applicable) O.C.I.

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☐ Water Wells

☐ Single Family  
☐ Duplex  
☒ Multi-Family  
☐ Business  
☐ Industrial

☒ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☐ Septic Tank(s)

DATE FILED SEPT. 30, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE OCT 28, 1985  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

NOV 1985  
DATE 11-1-85  
(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) Perimeter property lines;
- ☒ (b) Name of the plan and the subdivisions;
- ☒ (c) Scale of map;
- ☒ (d) Proposed land uses by location, type, and acreage;
- ☒ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- ☒ (f) Contour lines at intervals no greater than ten feet;
- ☒ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- ☒ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- ☒ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- ☒ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- ☒ (k) Name and address of developer.

Review plan distribution 11-1-85  
DISTRIBUTION: TRAFFIC 9-30

Steve Reese 9-30  
TRANSPORTATION STUDY OFFICE 9-30

COMMENTS: \_\_\_\_\_





# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

December 7, 1989

Mr. Salah Diab  
Seda Consulting Engineers, Inc.  
15502 Babcock Rd.  
San Antonio, Texas. 78255

RE: Tezel Oaks POADP  
File #198


Dear Mr. Diab:

The Development Review Committee has reviewed and accepted your revised plan for the Tezel Oaks plan. The plan has been assigned file #198 for future reference.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

  
Michael C. O'Neal  
Planning Administrator  
Department of Planning

RR:  
Encl.





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

August 12, 1986

Mr. Salah E. Diab  
Seda Consulting Engineering Company  
11825 I.H.-10 West, Suite 204  
San Antonio, Texas 78230

RE: Tezel Oaks P.O.A.D.P.  
File # 85-10-60-64 revised July 30, 1986

Dear Mr. Diab:

This is to inform you that the POADP committee has reviewed and accepted your plan of Tezel Oaks. However, as previously indicated in our comments dated July 25, 1986, concern is still given with respect to the proposed land use. In view of this, it is recommended that consideration be given to more compatible use with the existing development.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO/RR/bc  
Encl.





# CITY OF SAN ANTONIO

P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285

July 25, 1986

Seda Consulting Engineering Co.  
Attn.: Mr. Salah E. Diab  
11825 IH-10 West, Suite 204  
San Antonio, Texas 78230

Re: Tezel Oaks POADP  
Amendment dated July 8, 1986  
File #85-10-60-64

Dear Mr. Diab:

The POADP Committee reviewed the revised Tezel Oaks POADP. The revised plan requires a 100 foot radius on the cul-de-sac turnaround in accordance with Section 30-27(h) of the Subdivision Regulations prior to acceptance. The Committee also recommends that you consider a land use that is more compatible with the surrounding single family development.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO/RR/el  
Encl.





# CITY OF SAN ANTONIO

P O BOX 5056

SAN ANTONIO, TEXAS 78285

November 14, 1985

Seda Consulting Engineering Co.  
Attn: Mr. Salah E. Diab  
11825 I.H.10 West, Suite 204  
San Antonio, Texas 78230

RE: Tezel Oaks POADP  
File #85-10-60-64

Dear Mr. Diab:

The attached POADP of Tezel Oaks has been reviewed and accepted by the POADP Committee.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

It is further noted that no plat shall be considered filed until the POADP has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael C. O'Neal".

Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO/RR/sm  
Attachment





# CITY OF SAN ANTONIO

P O BOX 9066  
SAN ANTONIO, TEXAS 78285

March 8, 1988

Mr. Salah Diab  
SEDA Engineering  
3838 Medical Drive, Suite 203  
San Antonio, Texas 78229

RE: Expiration of POADPs

Dear Mr. Diab:

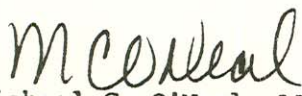
In reviewing our files of current Preliminary Overall Area Development Plans (POADPs), we are unable to locate any plats within the following POADPs submitted by your firm:

	<u>POADP No.</u>	<u>Name of POADP</u>	<u>Received</u>
1.	197	Old Tezel Oaks	9/85
2.	198	Tezel Oaks	9/85

Section 35-2076 of the Unified Development Code stipulates that a POADP shall become invalid if a plat is not filed within 18 months from the date the POADP is accepted. Please advise us in writing by April 1, 1988 as to which, if any, of these POADPs are still valid. We will maintain those plans which you indicate are still active for another 18 months. All other plans will be deleted from our files and returned to you.

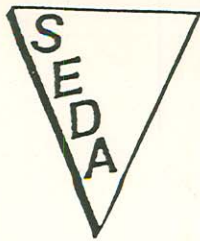
Thank you for your assistance. If you have any questions, please contact the Subdivisions Section at 299-7900.

Sincerely,

  
Michael C. O'Neal, AICP  
Planning Administrator  
Department of Planning

MCO/RR/sm





Consulting Engineers Inc.  
11825 IH 10 WEST, SUITE 204  
SAN ANTONIO, TEXAS 78230  
(512) 697-0222

# LETTER OF TRANSMITTAL

Date	11-1-85	Job No.	84011-00
Attention			
Re: TEZEL OAKS			

TO EDDIE GUZMAN  
PLANING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change Order ☒ ~~POADP~~

COPIES	DATE	NO.	DESCRIPTION
5	11-1-85		POADP FOR TEZEL OAKS

THESE ARE TRANSMITTED as checked below:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> For approval  | <input type="checkbox"/> Approved as submitted    | <input checked="" type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use   | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution          |
| <input type="checkbox"/> As requested   | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints                 |
| <input type="checkbox"/> For review and comment   | <input type="checkbox"/> _____                    |  |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |  |

REMARKS PLEASE NOTE THAT TIMBER RANCH EXTENSION IS  
TENTATIVE AS SUCH.

COPY TO \_\_\_\_\_

SIGNED

*Charles H. May*

If enclosures are not as noted, kindly notify us at once.





Consulting Engineers Inc.  
11825 IH 10 WEST, SUITE 204  
SAN ANTONIO, TEXAS 78230  
(512) 697-0222

# LETTER OF TRANSMITTAL

Date	July 7, 86	Job No.	84011
Attention	Mr. Roy Ramos.		
Re:	Tezel Oaks P.O.A.D.P.		

TO City of San Antonio  
Department of Planning  
Subdivision Section.

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
5	7-7-86	ea.	P.O.A.D.P. Tezel Oaks Industrial Park.

RECEIVED  
1986 JUL 9 PM 12:52  
DEPT. OF PLANNING  
SUBDIVISION SECTION

THESE ARE TRANSMITTED as checked below:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> For approval    | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use               | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested               | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment     | <input type="checkbox"/> _____                            |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS

Dear Mr. Ramos.

Attached for your approval are Five (5) blue lines of The  
Tezel Oaks Industrial Park.

P.O.A.D.P. for Tezel Oaks subdivision was approved  
November 85. However due to the changes in the  
development planning we hereby request your approval of  
the new P.O.A.D.P.

Your immediate attention is greatly appreciated. Should there  
be any question please call on us.

COPY TO \_\_\_\_\_

SIGNED

Salah E. DiAB

If enclosures are not as noted, kindly notify us at once. Salah E. DiAB, P.E.





Consulting Engineers Inc.  
11825 IH 10 WEST, SUITE 204  
SAN ANTONIO, TEXAS 78230  
(512) 697-0222

# LETTER OF TRANSMITTAL

TO Planning Dept.  
City of San Antonio

Date	<u>July 29, 86</u>	Job No.	<u>85011</u>
Attention	<u>Mr. Eddie Gauzman</u>		
Re:	<u>Tezel Oaks. (POADP.)</u>		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>	<u>7/29/86</u>	<u>en</u>	<u>5 sheets of POADP For the above referenced.</u>

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☒ Resubmit 5 copies for approval

☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment ☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please refer to File No. 85-10-60-64.

COPY TO \_\_\_\_\_

SIGNED

Salah E. Diab

If enclosures are not as noted, kindly notify us at once. Salah E. Diab, P.E.





# Seda Consulting Engineers, Inc.

15502 Babcock Road  
San Antonio, Texas 78255

(512) 697-0222

# LETTER OF TRANSMITTAL

TO PLANNING DEPT

Date	11-14-89	Job No.	0233
Attention	WILLIE VANN		
Re:	TEEBROOKS SUBD.		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings    ☐ Prints    ☐ Plans    ☐ Samples    ☐ Specifications  
☐ Copy of letter    ☐ Change Order    ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4		1	REVISED COPY OF POADP
1		1	PRELIM. SUBMITTAL PKG.
3		3	PLAT
1		1	PLAT APPLICATION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment    ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED

*Richard De la Cruz*  
FOR SALAH DIAB

If enclosures are not as noted, kindly notify us at once.

RECEIVED  
1989 NOV 14 P 4:17  
DEPT OF PLANNING  
CURRENT PLANNING  
DIVISION





# CONSULTING ENGINEERS INC.

11825 IH 10 WEST, SUITE 204

SAN ANTONIO, TEXAS 78230

TEL. 512/697-0222

September 30, 1985

Mr. Eddie Guzman  
Planning Department  
City of San Antonio

RE: PODAP for Tezel Oaks Subdivision

Dear Mr. Guzman:

As per our conversation attached, for your approval, are five (5) revised blue line copies of the above referenced subdivision. Your immediate attention is greatly appreciated.

Should there be any question with regard to this matter please advise.

Respectfully,

Seda Consulting Engineers, Inc.

Salah E. Diab, P.E.

SED/sd

Attachment

**RECEIVED**

SEP 30 1985

DEPARTMENT OF PLANNING  
Subdivision Section

84011-00

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNERS • SURVEYORS



# Seda Consulting Engineers, Inc.

3838 Medical Drive • Suite 203  
San Antonio, Texas 78229

(512) 697-0222

*MCO*  
*Eddie*  
*R.R.*

March 11, 1988

RECEIVED  
1988 MAR 11 PM 12:46  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

Mr. Michael C. O'Neal, AICP  
Planning Administrator  
Department of Planning  
City of San Antonio  
114 W. Commerce 4th Floor  
San Antonio, TX 78205

RE: Active POADP's

Dear Mr. O'Neal:

As per your letter dated March 8, 1988 and on behalf of our client Cedar Development, Inc. we do hereby request that you maintain in your file those POADPs Nos. 197 and 198, Old Tezel Oaks and Tezel Oaks. These POADPs are still active and we do appreciate the time extension.

Should there be any question with regard to this matter please call on us.

Respectfully,

Seda Consulting Engineers, Inc.



Salah E. Diab, P.E.

cc: Lance Elliott  
Cedar Development